

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		COLONIAL DR, ARLINGTON

## OWNERSHIP

Owner 1:	HANECHAK BRIAN D			
Owner 2:	FRACTAL KATE E			
Owner 3:				
Street 1:	49 COLONIAL DR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	HANECHAK BRIAN D -		
Owner 2:	FRACTAL KATE E -		
Street 1:	49 COLONIAL DR		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 4155 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	866,400		514,500	1,380,900
Total Card	0.142	866,400		514,500	1,380,900
Total Parcel	0.142	866,400		514,500	1,380,900
Source: Market Adj Cost	Total Value per SQ unit /Card:		332.35	/Parcel: 332.35	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	866,400	0	6,175.	514,500	1,380,900		Year end	12/23/2021
2021	101	FV	839,600	0	6,175.	514,500	1,354,100		Year End Roll	12/10/2020
2020	101	FV	839,600	0	6,175.	514,500	1,354,100	1,354,100	Year End Roll	12/18/2019
2019	101	FV	649,300	0	6,175.	665,800	1,315,100	1,315,100	Year End Roll	1/3/2019
2018	101	FV	741,100	0	6,175.	423,700	1,164,800	1,164,800	Year End Roll	12/20/2017
2017	101	FV	157,600	0	6,175.	387,400	545,000	545,000	Year End Roll	1/3/2017
2016	101	FV	157,600	0	6,175.	314,700	472,300	472,300	Year End	1/4/2016
2015	101	FV	147,900	0	6,175.	314,700	462,600	462,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2017	Meas/Inspect	DGM	D Mann
2/4/2009	Meas/Inspect	189	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
8/25/1993		EK	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

Total AC/HA: 0.14176	Total SF/SM: 6175	Parcel LUC: 101	One Family	Prime NB Desc	KEL/MANOR		Total: 514,461	Spl Credit		Total: 514,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

